



June 2, 2024

SPECIAL ASSESSMENT \$270 DUE ON 6/1/24;

As a reminder, the special assessment of \$270 was due on June 1st. It's too late to set up for the auto pay for this month. To pay, please make your check payable to BART TRUST and send it to the address below. Please include your unit address on the memo line.

Payment received after June 30th will be considered late and a late charge will be assessed.

THANK YOU FOR RESPONDING TO THE SURVEY REGARDING MAINTENANCE;**FORMAL BALLOT TO BE WRITTEN & MAILED**

Thank you to all the owners that responded to the survey that was sent out around mid-May. The Board will review your input regarding who should be responsible for maintaining and/or repairing various components of the building. With your survey feedback, the Board will submit it to the attorney to put together a formal ballot for owners to vote. Please stay tuned for the special mailing for your official vote. Thank you.

**FRONT GATE CODE TO CHANGE
ON JULY 1ST TO "#1225"**

Effective July 1st, the new gate code will be implemented and the existing one will be deleted. The new confidential gate code will be:

#1225

Please exercise discretion as to whom should receive this code.

TREE WORK PLANNED (6/3/24 – 6/7/24)

Weather permitting, to be proactive to protect life & property, the Association is planning to do more major work with Eucalyptus trees throughout our complex this week. The work includes the removal or top off the following large Euc trees at:

1. Remove large Euc on the west side of Bldg. 7268;
2. Reduce height of large Euc on the east side of Bldg. 7610;
3. Remove smaller Euc near Bldg. 7610 on edge of draw;
4. Remove one large Euc tree and top 6 Euc at 40% of height on east side of Bldg. 7610;

The work will be performed by Crane's Tree starting June 3rd and is expected to last until June 7th. Notices should have been posted in the affected areas. Thank you in advance for your patience and cooperation.

RESIDENT GUIDELINES ENCLOSED

Enclosed is your copy of the Resident Guidelines. Please note: This document may be amended in the future depending on how the owners vote on the maintenance responsibility.

UPDATE ON RESTORING BLDG 7626;

About a week ago, the Association received, from its insurance carrier, a check for \$457,742+ for the initial claim disbursement. As invoices are received, funds from this disbursement are being used to pay various vendors for the restoration work. Currently, most of the drywall and insulation are complete in many of the units.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **JUNE 6, 2024, at 6PM**, via Zoom

<https://us02web.zoom.us/j/83991282004>

Meeting ID: 839 9128 2004

You can also call by dialing:

+1 669 444 9171 (Hit *6 to unmute)



NOTIFY YOUR INSURANCE AGENT REGARDING HIGHER DEDUCTIBLE

If you have not done so, please notify your insurance agent that the Association policy has a \$20,000 deductible for water related issues. Please have your coverage adjusted accordingly so that you are properly covered.

REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP. You will need to give specific location information. Thank you for your cooperation.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

PARKING REMINDER - REGISTRATION MUST BE CURRENT

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located across 7602 & 7606. Violators are subject to be towed at vehicle owner's expense.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG FOR INFORMATION

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy
Balconies / patios
Dehumidifiers
Furnace inspection
Governing documents
Hard floors
Insurance review recommended
Mailbox
Maintenance request
Minutes
Newsletters
No short-term rentals
Parking

Pets
Pressure regulators
Quiet hours
Remodeling
Resident Guidelines
Sewer lines
Smoking prohibited
Trespassers

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

To keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

To prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for

items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.7M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next meeting is **June 6, 2024**, at 6PM, via Zoom. (See Previous Page for Zoom Link). If you wish to attend the meeting in person, you can come to the Meeting Room at Bldg. 7610, which is right off the parking lot.

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting

minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.

CONGRATULATIONS TO OUR GRADUATING SENIORS!!!

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